



GARDEN FLAT

BELFORD HALL, BELFORD

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertyservices.co.uk

£225,000

GUIDE
PRICE

An exceptionally well presented Ground Floor apartment located in Belford Hall. This beautiful home retains much character and charm of the Hall, including well proportioned rooms, high ceilings, decorative cornicing, an elegant stone fireplace and sash windows, whilst enjoying the comforts of modern living. The Accommodation comprises; Hall, Entrance Hall with Study area, Cloakroom, spacious Living/Dining Room, Kitchen with build in appliances, generously proportioned Bedroom with En-Suite Shower Room. There is a single garage, parking and access to the 27 acres of grounds, gardens and protected parkland.

Belford

Belford is an ancient village situated in North Northumberland countryside. The Hall is set in a stunning location, being just a short walk into Belford village with a range of village services including schools, shops and village pubs but is also easily accessible for the A1, Berwick-upon-Tweed and Alnwick and only 5 miles from Bamburgh and the stunning beaches and coastline of Northumberland.

Belford Hall

Belford Hall is a magnificent Grade I listed Georgian manor house designed in the Palladian style and is set in 27 acres of immaculate communal gardens and protected parkland, including a small lake and woodland. The Hall was built by James Paine for Abraham Dixon and built in the mid 1750's with later additions by John Dobson. Belford Hall has undergone a very thoughtful restoration and conversion into sixteen residential apartments and won an award from the Civic Trust in 1988. As part of the restoration of the Hall, the principal reception rooms in the main villa are available for the use of all the residents. The main drawing room faces south, with three large sash windows flanked by four giant iconic columns, allowing access out onto the front balustraded steps of the Hall into the gardens. The magnificent hallway with the original flagged stone flooring, is entered through the portico entrance, which leads to the spectacular empire style staircase.

Services

Mains electricity, water and drainage. Gas Central Heating.

Postcode

NE70 7EY

Title Number

ND181570

EPC Rating

Current Rating - D

Full EPC report available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

The Property in in Band B - (£1,769.94 - 2024/25)

Viewing

Strictly by appointment with the selling agents.

Connectivity

Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Superfast	42 Mbps
Three	●		
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✗

Tenure

Leasehold - 999 years and 10 days commenced 25 March 1986

Agents Note

A service charge which covers building insurance, property repairs/maintenance, window cleaning, external redecoration, cleaning and maintenance of the communal areas, grass cutting and maintenance of the grounds applies and is payable annually in two 6 monthly installments.

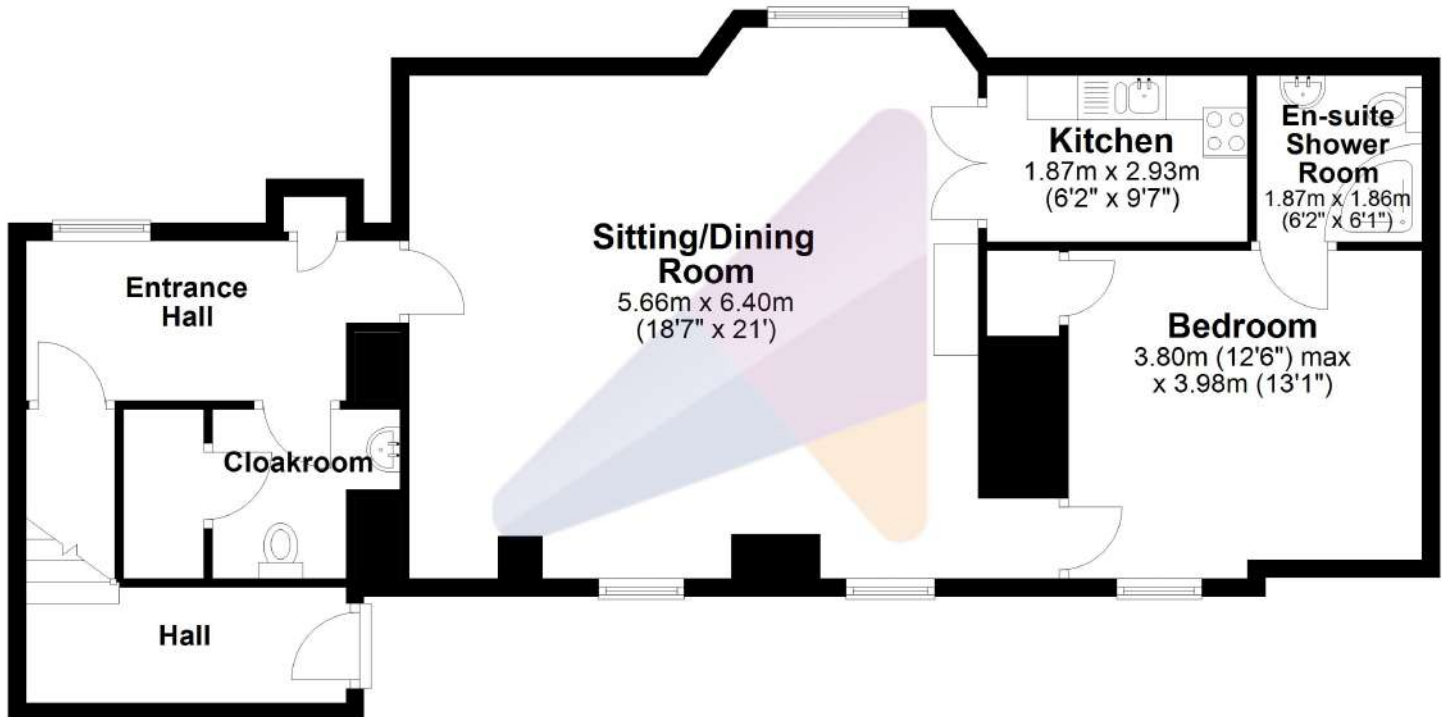
The use of the property as a commercial holiday let is not permitted, although would make an ideal second Home.





Ground Floor

Approx. 87.6 sq. metres (943.1 sq. feet)



Total area: approx. 87.6 sq. metres (943.1 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Garden Flat, Belford Hall











Communal Area









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Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertieservices.co.uk | www.ayrepropertieservices.co.uk | 01669 621312

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